

COUNTY OF YORK

MEMORANDUM

DATE: March 30, 2005 (BOS Mtg. 5/17/05)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Rental Subsidy Programs / Annual Funding Renewal

Background

Nationally, the U.S. Department of Housing and Urban Development (HUD) provides funding for subsidy programs that assist low-income citizens in renting privately owned housing. In Virginia, these HUD funds are managed on a state-wide basis by the Virginia Housing Development Authority (VHDA).

York County has operated rental subsidy programs since 1979. These services represent an important and critically needed resource for the County's lower income residents. The programs are implemented by the Housing and Neighborhood Revitalization Division of the County's Community Services Department. VHDA issues rent payments directly to owners following the submission of leases and contracts by staff of the Housing Division. Consequently, the County's budget reflects only the administrative reimbursements that York receives to defray the cost of implementing the programs. Total rent, utilities and administrative payments for 2005 are projected to be in excess of \$1,500,000. To summarize the program:

■ **Section 8 Vouchers**

These funds subsidize low-income families in renting privately owned dwellings dispersed throughout the County.

- The program administration involves processing of tenant eligibility, recruiting suitable dwellings, negotiation of rents, dwelling inspections and identification of repairs, preparation of leases, contracts, requests for subsidy checks, and a variety of landlord/tenant counseling services.
- York administers three very specialized initiatives which are included in the Voucher programs:
 - 1) Subsidies set-aside for those with physical or sensory disabilities who are assisted by the Center for Independent Living (CIL).
 - 2) Subsidies reserved for clients receiving mental health or mental retardation services from the Colonial Services Board.
 - 3) Subsidies reserved for clients from York-Poquoson Department of Social Services (DSS). This is the "Family Unification Program" for those families that are in imminent danger of being separated due to inadequate housing.

There is no new competition for rental subsidy funds annually. The programs are renewed each year through the execution of an agreement between the County and VHDA.

Recommendation

Annually, the County adopts a resolution to authorize the County's participation in these programs. The attached resolution authorizes the County Administrator to continue the operation of these programs for the upcoming fiscal year. Therefore, it is my recommendation that the Board adopt Resolution R05-73 which authorizes the County Administrator to take all actions necessary to accept federal funds and continue this important service to York's lower income residents.

Smith/4111

Attachment:

- Proposed Resolution R05- 73